

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 11, 2012**

- 3. APPLICATION: Z12-042 (12335-00000-00437)**
Location: **2870 SNOUFFER ROAD (43230)**, being 8.89± acres located at the northwest corner of Snouffer Road and Smoky Row Road (010-242690).
Existing Zoning: R, Rural, and R-2, Residential Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Assisted living facility and housing for the elderly.
Applicant(s): Lemmon & Lemmon, Inc; c/o John E. Walsh, Agent; GBC Design Inc.; 565 White Pond Drive; Akron, OH 44320.
Property Owner(s): Congregation Beth Tikvah; 6121 Olentangy River Road; Worthington, OH 43085; and Fredrick F. Campbell, Bishop of the Roman Catholic Diocese of Columbus; 198 East Broad Street; Columbus, OH 43215.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- The 8.89± acre site is comprised of 3 undeveloped parcels in two different taxing districts and is zoned in the R, Rural, and R-2, Residential Districts. The applicant requests the CPD, Commercial Planned Development District to allow a 104-unit assisted living facility and a 52-unit senior apartment building.
- To the north are single-unit dwellings and a church complex in the R, Rural District. To the east across Smoky Row Road are single-unit dwellings in the SR, Suburban Residential District. To the south across Snouffer Road are single-unit dwellings in the L-SR, Limited Suburban Residential, PUD-6, Planned Unit Development, and R, Rural Districts, a daycare/Montessori school in the R, Rural District, and a church in Perry Township. To the west is a single-unit dwelling in Perry Township.
- The site is located within the boundaries of *The Northwest Plan* (2007), which recommends single or two-unit residential development or religious uses for this location. Staff does not oppose institutional-type uses such as senior housing at this location, given that there are several religious and educational institutions within this neighborhood.
- The CPD text commits to a site plan, landscape plan, and elevation drawings, and includes landscaping, exterior building commitments, and lighting controls as well as Columbus Health Department Healthy Places features such as five foot wide sidewalks, pedestrian signage or markings, internal connectivity, and access to the church complex to the north. Variances for increased density, reduced setbacks due to right-of way dedication, maneuvering over property lines, and a reduction in the required number of parking spaces are included in the request.
- The *Columbus Thoroughfare Plan* identifies Snouffer and Smoky Row Roads as 4-2

arterials requiring 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow a 104-unit assisted living facility and a 52-unit senior apartment building within a neighborhood with several established institutional uses. The CPD plans and text include appropriate development standards which will ensure compatibility with surrounding residential uses.





SMOUFFER ROAD AND SKYLINE DRIVE

On the south side of Smooffer Road near Skyline Drive development is mostly large-lot, single-family homes. Some of the area is in Perry Township. Adjacent development consists of offices, apartments, and shopping centers. The portion of the area that fronts on Smooffer Road is experiencing development pressures.

On the north side of Smooffer Road near Skyline Drive are several undeveloped parcels. The current zoning is Commercial (C2). Bordering development is made up of offices on the north, apartments on the west, and single-family homes on the south and east.

RECOMMENDATIONS

- ♦ **FOR THE AREA SOUTH OF SMOUFFER ROAD.**
 - Retain character of area by supporting existing residential as best long-term use along Skyline Drive.
 - Support small-scale, office commercial uses along Smooffer Road as the subarea redevelops. Future development should be sensitive to the residential character of the area. Development proposals should limit the number of curb cuts to obtain efficiency of traffic movement.
- ♦ **FOR THE AREA NORTH OF SMOUFFER ROAD.**
 - Support development under current zoning districts.



SMOKE ROAD AND SMOUFFER ROAD (NORTHWEST CORNER)

This area has mainly developed with large-lot single family uses. The area was annexed into Columbus several years ago and maintains residential zoning. Surrounding development includes religious uses and single-family homes.

RECOMMENDATIONS

- ♦ **SUPPORT RESIDENTIAL USES.** Single or two family units, with a density that is compatible with surrounding residential uses, are appropriate. Religious uses are also appropriate but access management at this busy intersection must be addressed.
- ♦ **NO COMMERCIAL DEVELOPMENT.** Commercial development is not appropriate for this location.



2870 Snouffer Road
Approximately 8.89 acres
R & R-2 to CPD

Z12-042

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: COMMERCIAL PLANNED DEVELOPMENT DISTRICT

PROPERTY ADDRESS: 2870 Snouffer Road

OWNER: Fredrick F. Campbell, Bishop of the Roman Catholic Diocese of Columbus & Congregation Beth Tikvah

APPLICANT: Lemmon & Lemmon, Inc.

DATE OF TEXT: 10/01/12

APPLICATION NUMBER: Z12-042

1. **INTRODUCTION:** The subject site contains approximately 8.887 acres, exclusive of the existing road right-of-way, consisting of three (3) separate parcels located at the northwest corner of Snouffer Road and Smoky Row Road. The applicant is proposing to construct a 104 unit assisted living facility and a 56 unit senior apartment building in the CPD Commercial Planned Development District. The three (3) parcels cannot be combined into one parcel due to the different taxing districts in which the parcels are located. The parcels are currently zoned R-rural district and R2 residential district. A site plan is attached as Exhibit "A".

2. **PERMITTED USES:** Section 3349.03(Institutional) of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** As shown on the attached Site Plan, Landscaping Plan and Bldg. Elevations.

A. Density, Height, Lot and/or Setback Commitments.

1. The minimum building setback from the street property line is fifty (50) feet from Smoky Row Rd and twenty five (25) feet from Snouffer Road. Twenty five (25) feet of additional right-of-way is being dedicated, per City request.
2. A rear setback for the garage buildings along the northerly property line shall be as shown on the site plan with a minimum setback of ten (10) feet from property line.
3. No building setback shall be required from any property line that is created within and internal to the total site and the property created by this rezoning request will continue to function as one overall site.
4. No parking or maneuvering setback shall be required from any property line that is created within and internal to the total site and the property created by this rezoning request will continue to function as part of the overall site.
5. The height of the project shall be an average of 33' 0" and height at roof peak shall not exceed 38' 0" on average.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

1. Access to and from the site shall be provided via Snouffer Road as shown on the Site Plan. Access shall be approved by the City of Columbus, Department of Public Service.
2. The Developer will construct a 5' wide sidewalk along the Snouffer Road and Smoky Row Road frontage and along the main driveway through the project.
3. The Developer will construct a left turn into the project on Snouffer Road at the main entrance across the street from Ashville Park Drive.

C. Buffering, Landscaping, Open Space, Screening and Parkland Dedication Commitments.

1. Landscaping and mounding will be provided as shown on the attached plan.

D. Building Design and Exterior Treatment Commitments.

1. The architectural "look" of the initial construction shall be consistent with the elevations included in Exhibit "A".
2. The building exterior shall include brick veneer/synthetic brick band around entire building with vertical stone accents and the balance colored siding. The roof will be dimensional shingles.

E. Dumpsters, Lighting, Outdoor Display and Other Environmental Commitments.

1. Lighting poles shall be cut-off fixture types. All lighting poles, signs, frames and/or supports shall be either black or dark bronze in color. No pole shall exceed fifteen (15) feet in height on a three (3) foot concrete base.
2. Main entry features shall be landscaped and lit with concealed uplights.

F. Graphics and/or Signage Commitments.

1. The Project will have a ground mounted monument sign at the main Snouffer Road entry point, and other graphics subject to compliance with the following Paragraph F.2.
2. The aforementioned signage and any other signage and graphics shall conform to the City of Columbus Graphic Code as it applies to the zoning district. Any variance of the sign requirements will be submitted to the City of Columbus Graphics Commission.

G. Miscellaneous:

1. Variance: Increase the allowable density for elderly housing from 1 unit per 2500 square feet to allow 104 of the assisted living units, 56 senior apartment units, a site total of 160 units on the CPD net site of approximately 8.408 acres, 0.479 acres of the original 8.887 acres is being dedicated as additional road right-of-way (which would be approximately but need not be exactly 1 unit per 2289± square feet for 160 units) (Section 3349.03 w).
2. Variance: Reduce the 25 foot perimeter yard to 0' along the interior lot line (CC 3361.04(a)).
3. Variance: Allow maneuvering and parking spaces to cross parcel lines as the two (2) parcels cannot be combined into one parcel. (CC3312.25).
4. The Subject Site shall be developed in accordance with the submitted plans. The plans may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development or when engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.
5. The developer shall pay the applicable parkland dedication ordinance fee at the time of zoning clearance.
6. Interior sidewalks and patios shall be constructed as shown on the Site Plan. One or more crosswalks to connect the Snouffer Road and St. Peters Church property shall be provided. All new internal sidewalks shall be a minimum width of 5 feet. Pedestrian signage will be at the crosswalk locations and entry points to alert drivers on nearby busy roads the presence of pedestrians.

IV. Commercial Planned Development Criteria:

A. Natural Environment: The project will maintain the natural character of the area by planting trees, possibly constructing a pond as part of its storm drainage system, and creating the walkway described elsewhere herein.

B. Existing Land Use: The property is zoned R and R2 and is currently vacant.

C. Transportation and Circulation: All drives and roadways will be reviewed and approved by the City of Columbus, Division of Transportation.

D. Visual Form of the Environment: The project shall be like a well-built assisted living facility and senior apartment building in appearance and will include brick veneer / synthetic brick band around entire building with vertical stone accents and the balance colored siding as the primary exterior materials and the architectural "look" of the initial construction shall be consistent with the elevations included in Exhibit "A".

E. View and Visibility: The applicant believes the proposed project use and improvements will enhance the area. The applicant believes that the proposed use will in no way diminish the surrounding neighborhood.

F. Proposed Development: The development will be a health related or elderly assisted living type of housing facility project with ancillary permitted uses as described above.

G. Behavior Patterns: The proposed use will serve the senior, elderly, and disabled population. Service to this population is beneficial to society, and therefore this Project should be beneficial with respect to behavior patterns.

H. Emissions: Emissions generated from the use of this site will not affect the environment or alter the use and enjoyment of the surrounding neighborhood.

The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.




Signature: _____

Date: _____

ASHVILLE
PARK DR.

SNOUFFER RD.

SMOKY ROW RD.

- LEGEND**
-  = DECIDUOUS TREE
 -  = EVERGREEN TREE
 -  = SHRUB

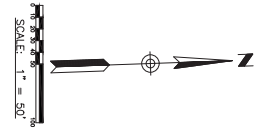
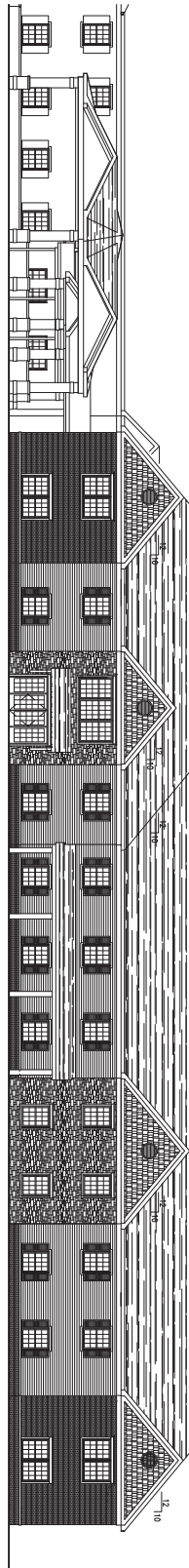
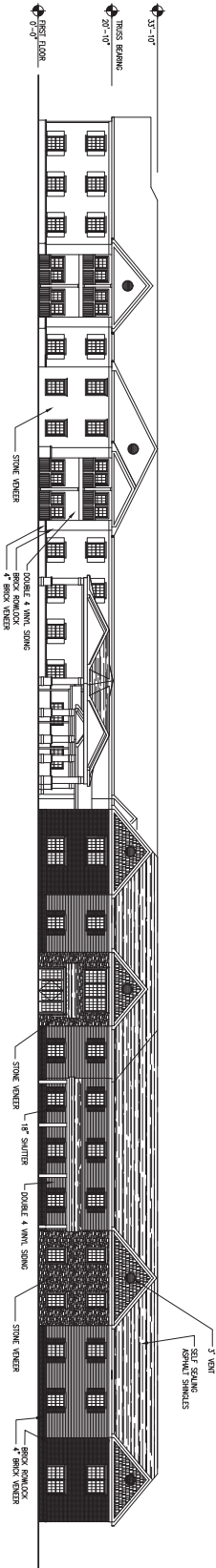


EXHIBIT "A"



ENLARGED SOUTH PRELIM ELEVATION

3/32" = 1'-0"



OVERALL SOUTH PRELIM ELEVATION

1/16" = 1'-0"

EXHIBIT A

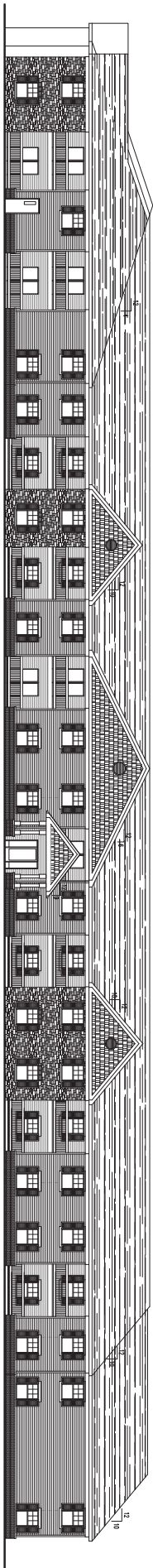
REVISIONS
9/7/12

GBC DESIGN, INC.
565 White Pond Drive Akron, OH 44320-1128
Phone 330-555-0235 Fax 330-555-0783

LEMMON & LEMMON
1201 SOUTH MAIN STREET
NORTH CANTON, OH 44720

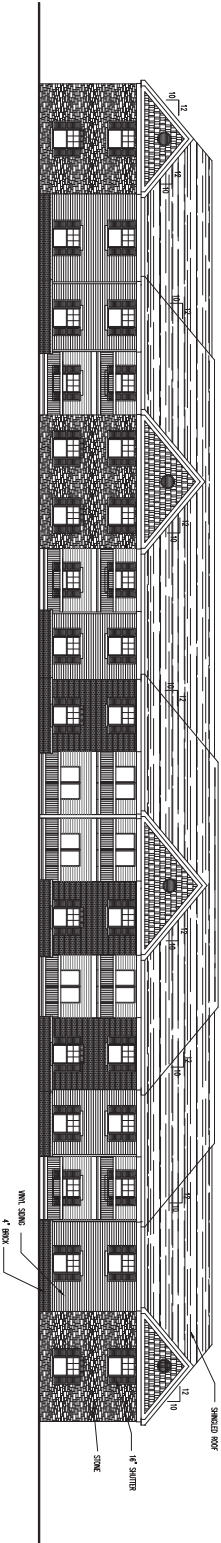
104 UNIT ASSISTED LIVING BUILDING
2870 SNOUFFER ROAD
COLUMBUS, OHIO
ZONING ELEVATIONS
COPYRIGHT © 2012 GBC DESIGN, INC.

DATE: 7/27/12
PROJECT NO. 45540 AL
DRAWING NO. A100



PRELIMINARY EAST ELEVATION

1/2" = 1'-0"



PRELIMINARY SOUTH ELEVATION

1/2" = 1'-0"

EXHIBIT A

REVISIONS
 9/7/12
 9/25/12

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 1201 SOUTH MAIN STREET
 NORTH CANTON, OH 44720

56 UNIT APARTMENT BUILDING
 2870 SNOUFFER ROAD
 COLUMBUS, OHIO
ZONING ELEVATIONS
 COPYRIGHT © 2012 GBC DESIGN, INC.

DATE: 7/27/12
 PROJECT NO. 42540
 DRAWING NO. A201

October 4, 2012

Mr. Skip Eberly
Principle Real Estate Group
113 B Commerce Park Drive
Westerville, Ohio 43082

Mr. Eberly,

We were pleased to meet with you at our August 29 meeting to discuss your application concerning construction of a senior housing development at 2870 Snouffer Road. After discussion, the Far Northwest Coalition voted unanimously to support your rezoning, variance requests and CPD text for the property located at 2870 Snouffer Road as specifically presented, provided solely that the project must remain at 2-stories as adamantly required by the local neighborhood. As discussed also at the meeting, the FNWC and community would like to be involved with architectural review of the materials and massings of the buildings as the project advances to the stage where that becomes pertinent.

Respectfully,

John Murley, President FNWC